

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
APRIL 22, 2014
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2014 through 1/2015	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	2	1
Chad Thilborger, Vice Chair	P	2	1
Paul Dooley	P	3	0
Genia Ellis	P	3	0
Joan Hinton	A	2	1
Howard Nelson	P	3	0
Jan Sheppard	P	3	0
PJ Espinal [Alternate]	A	0	3
Joshua Miron [Alternate]	P	2	1
Robert Smith [Alternate]	P	2	1

Staff Present

Bruce Jolly, Board Attorney
D'Wayne Spence, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Lori Grossfeld, Clerk III
Peggy Burks, Clerk III
Shani Allman, Clerk III
Portia Goldwire, Administrative Aide
Olivia Vargas, Clerk III [Interpreter]
Jeri Pryor, Code Enforcement Supervisor/Clerk
Robert Masula, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

By consensus, the Board expressed regret that Assistant City Attorney Wald was leaving the City and asked the City Commission to find a permanent replacement counsel for the Board as soon as possible.

Respondents and Witnesses

CE13100431: Cheryl Whitefield, owner
CE13020127: Cara Cameron, owner; John Patrick Ryan, contractor
CE13100729: Dwight Perry, owner's agent; Tony Bernard, manager
CE13020243: Joel Pierce, owner's agent
CE11031789: Audrey Burgher, owner
CE12020789: Donna Montenegro, owner
CE14030044: Gayla Price, tenant; Daniel Pascale, attorney
CE13101030: Anne Miller, company representative
CE14010441: Wesley Curran, architect Jean-Luc Veraguas, owner
CE13121100: Tal Hen, owner
CE13090035: James Hurchalla, attorney
CE14021595: Mordechai Ailos, owner
CE12030489: Hamilton Collins Foreman, attorney
CE10071525: Johnny Taylor, contractor
CE13031742; CE13091793: David Yon, owner
CE13020852: Bernadine Jones, owner
CE11100499: Michael James, owner
CE14030974: Rosa Katia, owner's representative
CE13050663: Paulo Krausche, owner
CE13081995: Douglas Beals, owner
CE13082108: Grant Smith, attorney
CE10070711: Gloria Martinez, owner
CE11110991: Marilyn Gallington, owner
CE13091496: Anthony Soroka, attorney
CE14022024: Joseph Snell, property manager; Kenneth Zeilberger, attorney; Katherine Garfinkel, attorney
CE11041294: Steven Baggiero, representative
CE13120735: Steve Altland owner's husband; Francis Altland, owner
CE13041345: Brian Carr, property manager
CE13121165; CE13020902: Patricia Johnson, owner; Fred Johnson, owner

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE11031789

1121 North Andrews Avenue
BURGHER, AUDREY

This case was first heard on 7/23/13 to comply by 8/27/13. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported they were only waiting for the fence permit.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE12030489

1843 Southwest 4 Avenue
HATCHER, RICHARD

This case was first heard on 7/24/12 to comply by 9/25/12. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 4/23/14 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported there had been no permit activity. He also informed the Board that there had been no recent neighbor complaints.

Collins Foreman, the owner's attorney, described the work that remained and said he had found contractors and/or volunteers to perform the work and pay for it. He requested an additional 30 days. Ms. Ellis advised Mr. Foreman to contact Chief Service Officer Jorg Hruschka regarding possible volunteers to help with the work. Mr. Foreman stated he was receiving no payment for the work he was doing for the owner.

Inspector Smilen explained the violations that remained.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 6-1 with Ms. Sheppard opposed.

Case: CE11110991

2845 Southwest 4 Street
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 4/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner was working with the City and making progress, and recommended a 63-day extension.

Marilyn Gallington, owner, said the violations existed when she purchased the property and she was aware of them when she bought it.

Motion made by Ms. Sheppard, seconded by Mr. Nelson, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13101030

1329 Northwest 7 Terrace
TOTAL HOUSING INC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner had applied for a master permit that would comply the violations. He recommended a 63-day extension.

Anne Miller, company representative, agreed.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

The following two cases for the same owners were heard together:

Case: CE13031742

1929 Northeast 31 Avenue
VAUCHER, SANDRA L
YON, DAVID

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported there had been no permit activity for the fence or pavers for the two cases. He said the owner had been addressing other problems at the property recently and had hired a dock contractor who would pull the permit for the pavers and correct the fence violation.

David Yon, owner, said he already had the plans for the patio that would address the violations.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 217-day extension to 11/25/14, during which time no fine would accrue. In a voice vote, motion failed 1-6 with only Ms. Sheppard voting in favor.

Case: CE13091793

1929 Northeast 31 Avenue
VAUCHER, SANDRA L
YON, DAVID

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13020852

2223 Northwest 9 Court
DALLAND PROPERTIES L P

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said no permit application had been submitted yet.

Bernadine Jones, owner, said they were waiting for reinspection to close out the roofing permit and they had hired a company to pull the after the fact permits for the addition.

Inspector Oliva confirmed that the roof permit had already passed inspection so that violation was complied.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13121100

1607 Northwest 13 Court
RH INVESTMENTS PROPERTIES LLC

This case was first heard on 2/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the owner had applied for a master permit and recommended a 63-day extension.

Tal Hen, owner, explained the delay in applying for the permit.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE11100499

2330 Northwest 13 Street
JAMES, MICHAEL L

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the permit was ready to be issued and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE11041294

3216 Northeast 42 Court
TESOLIN, BRUNO &
AULENSI, JERI LYNN

This case was first heard on 10/25/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$2,720.

Robert Masula, Building Inspector, reported only FBC 105.1 # 3 regarding a boatlift installed without permits remained in violation. He described permit applications that had been submitted and read an email from the owner explaining his actions to comply the violations.

Steven Baggiero, representative, was present.

Motion made by Ms. Sheppard, seconded by Mr. Thilborger, to grant a 91-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 6-1 with Ms. Ellis opposed.

Case: CE13082108

2542 Laguna Drive
2542 LAGUNA LLC

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$405 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said the fence permit application had been submitted on 1/29/14 and failed plan review on 2/3/14. The plans had not been resubmitted.

Grant Smith, the owner's attorney, said he was working with the Planning Department and his client was working diligently to resolve the violations without seeking a variance. Mr. Smith said, "We have a difference of interpretation on the code and the Florida Building Code" that they were trying to resolve. He could not say whether the failed permit had been picked up.

Mr. Spence explained that the owner had sought an interpretation from the Zoning Administrator. Assistant City Attorney Dunckel and Zoning Administrator Anthony Fajardo were looking at the interpretation; once an opinion had been rendered, the owner could appeal the opinion at the Board of Adjustment.

Mr. Nelson was uncomfortable with the lack of a record, but said he would support a short extension, and reminded the owner that the violation could also be complied by removing the existing fence and pulling a permit for a new fence.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a roll call vote, motion failed 3-4 with Ms. Ellis, Mr. Smith, Mr. Thilborger and Chair Elfman opposed.

Motion made by Mr. Nelson, seconded by Ms. Ellis, to find that the violations were not complied by the Order date, and to impose the \$405 fine, which would continue to accrue until the property was complied. In a roll call vote, motion passed 5-2 with Mr. Dooley and Mr. Nelson opposed.

Case: CE13091496

2900 Northeast 30 Street

LAUDERDALE TOWER CONDO ASSN INC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the owner had applied for a restriping permit on 4/16/14 but the plans had failed plan review and needed corrections.

Anthony Soroka, attorney for the condominium association, was unaware the plans had failed review. He agreed to correct the plans as soon as possible and requested an extension.

Motion made by Mr. Nelson, seconded by Ms. Sheppard, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

At 9:42, Mr. Nelson left the meeting and Mr. Miron took his place on the dais.

Case: CE13020127

111 Southwest 2 Avenue
111 PROPERTIES INC
% CARA EBERT CAMERON PA

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the permit had last been reviewed on 4/3/14.

John Patrick Ryan, contractor, said they had passed the life safety inspection. He explained that the owner had decided to perform a lot more work on the property. Mr. Ryan described work that had been done so far and admitted that the new construction was delaying the compliance of the violations.

Inspector Smilen said the wall permit was still needed to comply the violation.

Cara Cameron, owner, thanked the Board.

Motion made by Mr. Miron, seconded by Ms. Ellis, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13100729

735 Northeast 13 Court
CHAMOUN, FOUAD

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the owner had applied for a mechanical permit, which was pending. A plumbing permit had failed review in March and was pending corrections. A window and door permit from February was awaiting pickup for corrections.

Dwight Perry, the owner's agent, said they had added things to the window and door permit but the clerk had rejected the changes. Mr. Perry needed to review the paperwork with the inspector and resubmit it.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to grant a 91-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13020243

808 Southwest 2 Street
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 4/23/14 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the owner's request for a Certificate of Appropriateness had been approved by the Historic Preservation Board.

Joel Pierce, the owner's representative, said he had submitted an application for the electrical permit.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 91-day extension to 7/22/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13120735

3732 Southwest 12 Court
ALTLAND, FRANCIS

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported there had been no progress with a permit application.

Steve Altland, the owner's husband, said some of the violations were complied. He stated they had ordered a new air conditioner and removed the fence and shed structures that the tenant had erected. Mr. Altland requested an extension.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13090035

1645 E Lake Drive
R LEON WHITWORTH TR
WHITWORTH, R LEON TRSTE

This case was first heard on 1/28/14 to comply by 2/25/14. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$405.

Gerry Smilen, Building Inspector, reported the permit application had failed engineering review.

James Hurchalla, attorney for the owner, said the survey had been revised and the plans resubmitted the previous day.

Motion made by Ms. Sheppard, seconded by Mr. Dooley, to grant a 91-day extension to 7/22/14, during which time no fine would accrue. In a roll call vote, motion failed 3-4 with Ms. Ellis, Mr. Thilborger, Mr. Miron and Chair Elfman opposed.

Motion made by Ms. Sheppard, seconded by Mr. Dooley, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a roll call vote, motion passed 4-3 with Ms. Ellis, Mr. Thilborger and Mr. Miron opposed.

At 10:00, the Board took a brief break.

Case: CE14030974

2410 Northwest 21 Street
TUCHOW, TYLER

Service was via posting on the property on 4/17/14 and at City Hall on 4/10/14.

George Oliva, Building Inspector, testified to the following violation:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS.

1. FRONT APARTMENT:

A. NEW A/C.

B. NEW WATER HEATER.

2. REAR APARTMENTS:

A. ELECTRICAL WORK WAS DONE WITH UNSAFE BREAKERS,
WIRES EXPOSED, ELECTRICAL CORDS RUNNING FROM A
BYPASS ELECTRICAL FPL METER CAN OUTSIDE.

Inspector Oliva said the case was opened pursuant to a complaint from the tenant. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day.

Elena Katia, the owner's representative, reported the water heater and air conditioner had been replaced because the old ones had been stolen. She acknowledged they needed to get a permit for the replacements and requested an extension.

Inspector Oliva reported the owner had approximately seven properties in the City with outstanding violations. The owner had indicated to Inspector Oliva that he did not intend to comply the violations because he would allow the property to go into foreclosure.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE14030044

1236 Northeast 12 Avenue
JEVRIC, BLAGOJE & VIDOSAVA

Certified mail sent to the owner was accepted on 4/11/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THIS IS AN ILLEGAL CONVERTED APARTMENT. THIS WAS
ORIGINALLY A TWO BEDROOM, TWO BATHROOM UNIT. IT
HAS BEEN CONVERTED INTO 2 ONE BEDROOM, ONE
BATHROOM APARTMENTS WITHOUT THE REQUIRED PERMITS
OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Daniel Pascale, the owner's attorney, described work that had already been done to comply the violations and said the second unit would be converted back at the end of the month after the tenant was removed. He requested 90 days.

Gayla Price, tenant, described conditions at the property and said the property manager had not provided her with information on the owners so she could contact them regarding problems at the property. She did not believe that simply removing doors would comply the violations, since there were four kitchens.

Motion made by Mr. Miron, seconded by Mr. Dooley, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$25 per day would begin to accrue and to record the order. In a voice roll call vote, motion failed 2-5 with Ms. Ellis, Ms. Sheppard, Mr. Thilborger, Mr. Miron and Chair Elfman opposed.

Motion made by Ms. Sheppard, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$150 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Miron opposed.

Case: CE10070711

2601 Southwest 13 Place
VEGA, GLORIA STELLA

Certified mail sent to the owner was accepted on 4/12/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2007) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS FOR WORK IN PROGRESS:

1. INSTALLING WOOD FENCE.
2. REBUILDING FRONT WITH PORCH (ROOF) OVERHANG.
3. WOOD SIDING WORK AT THE REAR OF THE DWELLING AND STRUCTURAL WORK AROUND THE WINDOWS.
4. THIS DWELLING WAS DAMAGED BY A FIRE ON SEPTEMBER 30, 2002 AS PER CASE CE02100033. THERE ARE NO PERMITS ON RECORD TO PERFORM AND RESTORE WORK AFTER THE FIRE.

FBC(2007) 109.10

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was opened pursuant to a fire case and explained that the current owner was unaware of the fire when she purchased the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Olivia Vargas, Clerk III, acted as interpreter for the owner, Gloria Vega. Ms. Vega stated part of the fence belonged to the neighboring property. She said she had been unaware of the fire when she purchased the property in 2005. Ms. Vega agreed to speak with Inspector Oliva regarding the violations. She confirmed the property was occupied.

Inspector Oliva said the biggest problem was the electrical work and the rear wall that had been damaged by fire.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Dooley temporarily left the dais.

Case: CE14021595

1842 Northeast 26 Avenue
AILOS, MORDECHAI M

Certified mail sent to the owner was accepted on 4/8/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

1. THE SECOND FLOOR WOOD BALCONY HAS BEEN REMOVED AND WILL BE REPLACED IN THE NEAR FUTURE.
 2. THE EXTERIOR SIDING ON THE SECOND FLOOR, ON THE BACK SIDE OF THIS TOWNHOUSE HAS BEEN REMOVED, BLACK ROLL UNDERLAYMENT HAS BEEN INSTALLED.
 3. A PATIO SLAB IS BEING FORMED AT THE GROUND LEVEL FOR A FUTURE CONCRETE OR PATIO DECK.
 4. A FENCE HAS BEEN INSTALLED ALONG THE BACK SIDE OF THIS TOWNHOUSE.
- ALL OF THIS WORK IS BEING DONE WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Mordechai Ailos, owner, said he had installed the fence as a safety measure to protect children in the property behind his. He had replaced the second floor deck because it was falling down. His architect would have plans within two weeks. Mr. Ailos wanted to do some additional work while complying the violations.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/22/14 or a fine of \$15 per day would begin to accrue and to record the order. In a voice vote, with Mr. Dooley absent from the dais, motion passed 6-0.

Case: CE13050663

2416 Northeast 27 Terrace
KRAUSCHE, PAULO R &
KRAUSCHE, SUSAN

Service was via posting on the property on 4/17/14 and at City Hall on 4/10/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

PAVER PATIO DECK INSTALLED WITHOUT THE REQUIRED
PERMITS OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Paulo Krausche, owner, said he had increased the size of the patio slightly and added pavers. He was concerned that his property was being photographed without his permission or knowledge.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, with Mr. Dooley absent from the dais, motion passed 6-0.

Mr. Dooley returned to the dais.

Case: CE14010441

1415 Northwest 19 Avenue
VERAGUAS, JEAN LUC

Certified mail sent to the owner was accepted on 4/9/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS, INSPECTIONS AND THE CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THIS DWELLING IS BEING USED AS A LIVING
FACILITY. LEVEL ONE, WITH A CAPACITY FOR FOUR
PATIENTS AND TWO STAFF AS PER THEIR LICENSE

INFORMATION, BUT IT HAS BEEN SPLIT INTO TWO RENTALS APARTMENTS BESIDES THE ROOMS ASSIGNED TO THE LIVING FACILITY.

2. INTERIOR DOORS WERE CLOSED AND MARKED WITH NUMBER 1 AND 2.
3. PARTITIONS WERE BUILT WITH AN EXTRA BATHROOM AND COOKING FACILITY INSIDE THE CARPORT ENCLOSURE AND IS BEING USED AS THE SECOND APARTMENT IN THIS SINGLE FAMILY ZONE.
4. THERE ARE TWO CENTRAL A/C'S INSTALLED AT THIS PROPERTY WITHOUT PERMITS. ONE MINI SPLIT AND THE OTHER IS A CENTRAL UNIT WITH DUCT WORK AND AN ELECTRICAL HEATER.
5. A LARGE PROPANE GAS TANK WAS INSTALLED AT THE REAR OF THE PROPERTY WITH A GAS WATER HEATER INSIDE THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva stated the case was opened pursuant to a complaint. He said the property was licensed as a group home for two elderly people with two caregivers but the property had been split into two units and the family room was being used as an apartment. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$150 per day, per violation.

Wesley Curran, architect, said they had developed a working plan. He remarked that the property had not been divided into two apartments; County records indicated the carport had been converted into a family room with a permit and was not finished and so had never been occupied. Mr. Curran stated they intended to remove the illegal interior partitions in the family room. They would pull permits for the two air conditioners and ensure the gas was properly installed and permitted. He requested 90 days.

Inspector Oliva said the permit had been to enclose the carport into a family room, not an apartment. There was no record of any permits for the air conditioners, electrical work or water heater replacement.

Jean-Luc Veraguas, owner, said the residents were not seniors and did not require aides. He said it was a "type of group home" and there were currently 6 people living in it. Mr. Spence stated the zoning determination was based on the type of use of the property. He said there was nothing in evidence to indicate what type of facility this was.

Mr. Curran reiterated that the property had not been divided into multiple family housing. He said the owner was cooperating and requested 90 days. He said the gas company had already confirmed the connection was safe but they still needed to get a permit.

Motion made by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$400 per day, per violation would begin to accrue and to record the order. Motion died for lack of a second.

Motion made by Mr. Miron, seconded by Ms. Sheppard, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion failed 2-5 with only Mr. Miron and Ms. Sheppard voting in favor.

Motion made by Ms. Sheppard, seconded by Mr. Dooley, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Ms. Ellis, Mr. Thilborger and Mr. Miron opposed.

Case: CE12020789

1200 N Fort Lauderdale Beach Blvd # 601
MONTENEGRO, JOSEPH G & DONNA M

Service was via posting on the property on 4/17/14 and at City Hall on 4/10/14.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

- THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. THE WINDOWS AND DOOR OF UNIT 601 WERE REPLACED
WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$5 per day.

Donna Montenegro, owner, said her experience with the property had been a nightmare. She agreed to contact Inspector Masula when work was complete.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13081995

2448 Key Largo Ln
BEALS, DOUGLAS G LAURA L

Certified mail sent to the owner was accepted on 4/8/14.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.4.11

A CENTRAL A/C HAS BEEN INSTALLED OR REPLACED
WITHOUT THE PROPER PERMITS AND INSPECTIONS FROM
THE CITY.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Douglas Beals, owner, acknowledged he had replaced the air conditioner without a permit and said he was hiring a new contractor to pull a permit and install a new system.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/22/14 or a fine of \$5 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10071525

1901 Northwest 12 Avenue
RAMOUTAR, HARDEO

Certified mail sent to the owner was accepted on 4/9/14.

George Oliva, Building Inspector, testified to the following violation:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS FOR THE COMPLETE CENTRAL
A/C SYSTEM THAT WAS INSTALLED IN THE DWELLING.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Johnny Taylor, contractor, stated when he called for inspections on the permit, the inspector had stamped the air conditioner plans as "not applicable" and he thought everything had been approved. He had later learned that the air conditioner needed a separate permit.

Inspector Oliva confirmed that the mechanical part of the plans required a separate permit.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/22/14 and to record the order. In a voice vote, motion passed 7-0.

Case: CE14022024

3015 North Ocean Boulevard
BERKLEY SOUTH CONDO ASSN INC

Certified mail sent to the owner was accepted on 4/8/14.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

DEMOLITION OF STEEL BEAMS AND A CONCRETE DECK
BEING REMOVED FROM THE ROOF TOP OF A CONDOMINIUM.
DEMOLITION WORK BEING DONE WITHOUT THE REQUIRED
DEMOLITION PERMIT AND INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Kenneth Zeilberger, condo association attorney, said the association had applied for all of the permits and the engineer was preparing an application to correct the previous oversight. He said whoever had hired the contractor had thought this was taken care of with the permits.

Joseph Snell, property manager, said the contractor should have submitted the demolition permits earlier in the day.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13041345

609 Southwest 6 Avenue
KLASSEN, JAMES R & CATHERINE J

This case was first heard on 9/24/13 to comply by 11/26/13. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported FBC 105.1 #1, a wood fence, remained in violation. He said there was a probate situation on the property.

Brian Carr, property manager, said the house had come out of probate on March 15 and the owner could now pull permits.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE13121165

1629 Northwest 7 Terrace
PALM REAL ESTATE LLC

Service was via posting on the property on 4/17/14 and at City Hall on 4/10/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS.
WORK IN PROGRESS. A STOP WORK ORDER HAS BEEN
ISSUED.

1. WINDOWS ARE BEING REPLACED. THE OPENINGS ARE
BEING ENCLOSED TO ACCOMMODATE THE SIZE OF THE NEW
WINDOWS.

2. INTERIOR REMODELING INSIDE KITCHEN AND BATHROOMS WITH NEW CABINETRY AND PLUMBING FIXTURES.
3. A CENTRAL A/C WITH DUCT WORK WAS INSTALLED.
4. A UTILITY BUILDING WAS BUILT AT THE REAR OF THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day, per violation.

Fred Johnson, owner, stated they had applied for all of the permits. Inspector Oliva said the applications had been submitted in March and were still in process.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13020902

737 Northeast 16 Avenue

737 Northeast 16TH AVENUE LLC

Service was via posting on the property on 4/17/14 and at City Hall on 4/10/14.

Robert Masula, Building Inspector, testified to the following violation:

FBC 105.1

AWNINGS/SHUTTERS HAVE BEEN INSTALLED WITHOUT THE REQUIRED PERMIT OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Fred Johnson, owner, said he had purchased the property with the violation.

Motion made by Mr. Miron, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10042895

1041 Northwest 23 Avenue
OATES, ELDRED

Certified mail sent to the owner was accepted on 4/8/14.

George Oliva, Building Inspector, testified to the following violation:
FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:

1. AN AUXILIARY BUILDING WAS BUILT ON THE NORTH
SIDE OF THE PROPERTY MADE OUT OF WOOD FRAME AND
STUCCO WITH A SHINGLE ROOF.
2. A PVC FENCE WAS INSTALLED WITH TWO GATES AT THE
NORTH, NORTHEAST AND WEST OF THE PROPERTY.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$10 per day.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13042366

731 Northwest 5 Avenue # A
HARRY'S PLACE LLC

Certified mail sent to the owner was accepted on 4/8/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS, INSPECTIONS AND CERTIFICATE OF OCCUPANCY
FROM THE CITY BUILDING DEPARTMENT:

1. THE REQUIRED HANDICAP PARKING SPACES (3) THAT WERE INSTALLED UNDER RESTRIPIING PERMIT #09030349 TO MEET THE 2007 FBC CHAPTER 11 AND CITY OF FORT LAUDERDALE ORDINANCES, WERE ILLEGALLY REMOVED AND ARE BEING USED FOR AUTO MECHANICAL REPAIRS.
2. CAR LIFTS WERE INSTALLED: **CMP**
 - A. UNIT #701 - 703 HAS THREE CAR LIFTS INSTALLED. **CMP**
 - B. UNIT #743 HAS ONE CAR LIFT INSTALLED. **CMP**
 - C. UNIT #30 AT THE REAR HAS A CAR LIFT INSTALLED. **CMP**
3. OFFICES BUILT IN SIDE WAREHOUSES: UNITS #3, 8, 16, 30, 43. **CMP**
4. UNIT #737 HAS TWO ROOMS BUILT INSIDE THE WAREHOUSE AND BOTH ARE BEING USED AS LIVING FACILITIES OR SLEEPING UNITS. **CMP**
5. A COOKING AREA HAS BEEN INSTALLED INSIDE THE WAREHOUSE FOR FOOD PREPARATIONS AND THE SALE OF BEER. **CMP**
6. AS PER SEC.9-307:
MISSING DOOR FOR THE ELECTRICAL METER ROOM. **CMP**
7. THERE ARE DOORS THAT WERE INSTALLED AT THE REAR EXITS OF THE WAREHOUSES. THEY ARE NOT PROPERLY INSTALLED OR MEET THE CODE REQUIREMENTS. **CMP**

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Complied

FBC(2010) 105.4.5 **COMPLIED**

FBC(2010) 105.4.11 **COMPLIED**

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and explained that the owner needed to pull a separate permit to restripe the handicapped parking spaces to meet ADA requirements in the 2010 Florida Building Code. Inspector Oliva recommended ordering compliance within 63 days or a fine of \$150 per day, per violation.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Dooley, Ms. Sheppard and Mr. Thilborger opposed.

Case: CE14011589

3302 Southwest 14 Street
FETLAR LLC

Certified mail sent to the owner was accepted on 4/10/14.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

STOP WORK ORDER HAS BEEN ISSUED

1. THE INTERIOR OF THE DWELLING HAS BEEN GUTTED.
2. NEW PLUMBING PIPES AND ELECTRICAL CIRCUITS ARE
BEING INSTALLED.
3. PARTITIONS AND WALLS ARE BEING BUILT.
4. REPLACING WINDOWS AND SLIDING DOORS.
5. RENOVATING KITCHEN AND BATHROOMS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint and said a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$150 per day, per violation.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 6/24/14 or a fine of \$150 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11041855

1120 Northeast 16 Court
ASHWORTH, TODD

This case was first heard on 9/24/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the master, electrical and plumbing permit applications had been submitted on 2/7/14 and notice they had failed had been sent out on 3/6/14 but they had not been picked up for corrections.

Motion made by Mr. Thilborger, seconded by Mr. Miron, to grant no additional extensions. In a voice vote, motion passed 7-0.

Case: CE13110437

2186 Northeast 56 Street # 205
MARTINEZ, HELIAM ULISES LOPEZ

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, said the owner had applied for a mechanical permit on 4/11/14 that had failed plan review on 4/15/14. The contractor had picked up the application earlier that day.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13100823

2724 Northeast 15 Street
2724 NORTHEAST 15 LLC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the owner had submitted an application for the master permit on 4/11/14 with sub permits for electrical, plumbing, fence and paving. All disciplines except plumbing had failed plan review and been picked up for corrections on 4/21/14.

Motion made by Ms. Ellis, seconded by Mr. Miron, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13100827

1609 Northwest 11 Street
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said permit applications needed corrections and recommended a 63-day extension

Motion made by Mr. Miron, seconded by Ms. Sheppard, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13071932

1105 Northwest 5 Avenue
JUSTIN, BRIERE

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the master permit application had been resubmitted on 4/11/14 and recommended a 63-day extension.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE13120283

2110 Southwest 28 Way
IH2 PROPERTY FLORIDA LP

This case was first heard on 3/25/14 to comply by 4/22/14. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, described violations that had been complied and recommended a 63-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

Case: CE12060451

1546 Southwest 24 Street
ORBEGOZO, NANCY

This case was first heard on 1/22/13 to comply by 3/26/13. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$270.

Gerry Smilen, Building Inspector, said the fence permit was ready to be picked up.

Motion made by Mr. Miron, seconded by Mr. Thilborger, to grant a 63-day extension to 6/24/14, during which time no fine would accrue. In a voice vote, motion passed 7-0.

At 12:30, Mr. Nelson returned to the meeting and took Mr. Miron's place on the dais.

Case: CE13082132

834 Northeast 14 Avenue
DEMARTIN, DENNIS R H/E
JOHNSTON, JOELLEN

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, said there had been no progress and recommended no extension be granted.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 217-day extension, during which time no fine would accrue. In a voice vote, motion failed 0-7.

Case: CE13071485

1820 Southwest 21 Street
THR FLORIDA LP

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and notice were as noted in the agenda. The property was complied and the City was requesting imposition of a \$135 fine.

Gerry Smilen, Building Inspector, reported the property was complied.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not complied by the Order date, and to impose the \$135 fine for the days the property was out of compliance. In a voice vote, motion passed 7-0.

Case: CE13082117

807 Southwest 25 Street
MCSWAIN, BRYAN

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$270 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said there had been no compliance activity.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not complied by the Order date, and to impose the \$270 fine, which would continue to accrue until the property was complied. In a voice vote, motion passed 7-0.

Case: CE13101173

2415 Castilla Isle

WHEELER, PHILIP GREGORY

This case was first heard on 1/28/14 to comply by 3/25/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,025 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported there had been no activity and recommended imposition of the fines.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not complied by the Order date, and to impose the \$2,025 fine, which would continue to accrue until the property was complied. In a voice vote, motion passed 7-0.

Case: CE12030025

516 Northwest 21 Terrace

NY INVESTMENT GROUP LLC

This case was first heard on 10/22/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 4/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said there had been no effort to comply and recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 4/23/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13070636

2400 Northwest 62 Street # 150

TENANT: D.H.S. INVESTMENTS LLC

This case was first heard on 2/25/14 to comply by 3/25/14. Violations, notice and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 4/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported when he had met with the property manager in March, they had agreed to use existing drawings and to restore the egress route to its former configuration. Since then, there had been no effort to comply.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 4/23/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13070859

2721 Southwest 16 Court
FETLAR LLC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and notice were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin on 4/23/14 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported there had been no effort to comply and recommended imposition of the fine. He stated there were tenants in the property and this was a life safety issue.

Motion made by Mr. Thilborger, seconded by Mr. Dooley, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 4/23/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Ms. Pryor announced there would be no May CEB meeting. She asked the Board to amend the compliance dates for several cases that were not on the agenda so fines would not begin to accrue.

Case: CE11072308

300 Southwest 12 Street
CERTAIN PROPERTIES LLC

Motion made by Mr. Nelson, seconded by Ms. Ellis, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE13111632

335 Southwest 18 Avenue

JONES, RICHARD H III &
JONES, JOSEPHINE

Motion made by Mr. Nelson, seconded by Ms. Ellis, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE10070539

637 W Evanston Cir
PETIT, DESTIN
MANCOEUR, GINA

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE13091180

833 Northwest 19 Avenue
BROWN, J M & SILLIE MAE EST

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE11060536

920 Northwest 9 Avenue
JAGITIANI, JAY

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE13071954

1217 Northwest 18 Avenue
BENTLEY, LEON & EASTER

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE13060564

1339 Northeast 14 Avenue
CHAI LV LLC

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE13110120

1501 Northwest 3 Avenue
1501-3RD AVENUE LLC

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE13111458

2175 Northeast 56 Street # 201
OLIVEIRA, ALEXANDRE RAMOS DE

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE10121519

4342 North Federal Highway
GERIG GROUP LLC

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE10122009

2343 Northwest 12 Court
MORTGAGE CAPITAL PARTNERS LLC

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Case: CE11121644

2765 Northeast 14 Street # PH1(PHW)
FALK, CHARLES E SR

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to amend the Order compliance date to June 24, 2014. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

Motion made by Mr. Nelson, seconded by Ms. Ellis, to approve the minutes of the Board's February meeting. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Mr. Thilborger, to approve the minutes of the Board's March meeting. In a voice vote, motion passed 7-0.

Communication to the City Commission

By consensus, the Board expressed regret that Assistant City Attorney Wald was leaving the City and asked the City Commission to find a permanent replacement counsel for the Board as soon as possible.

For the Good of the City

No discussion.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE13100431	CE14030763	CE14031198	CE13120871
CE13101212	CE11121557	CE13032133	CE13120257
CE13061064			

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

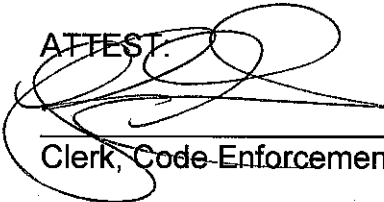
CE13031826	CE13052099	CE14011001	CE14022292
CE13110477			

There being no further business to come before the Board, the meeting adjourned at 12:47 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.